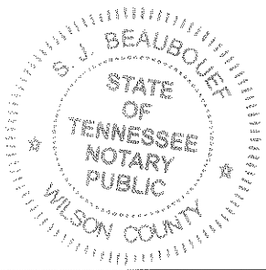
Davidson County	DEEDWARR
Recvd: 12/11/13 13:28	3 pgs
Fees:18.00 Taxes:603.10	
20131211-0125601	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-13-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Silvia D. Buchanan	Franklin American Mortgage Company	033-03-0-B 001.00CO
(NAME)	(NAME)	
102 Ivy Hill Lane	501 Corporate entre Drive # 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin, T 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alainna L. Stephens and Johnny A. Stephens, Wife and Husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Silvia D. Buchanan, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Final Plat, Dry Creek Farms, Section 2, as shown on plat of record in Instrument No. 20040421-0045040, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alainna L. Stephens, a married woman and husband, Johnny A. Stephens by Warranty Deed dated 08/08/2008 from Beazer Homes Corp. of record in Instrument 200808120083033, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200404210045040, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200310010145053, as amended of record in Instrument 200806110060336, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument 200409210113624, as amended of record in Instrument 200601300011538, as amended of record in Instrument 200704240048575, said Register's Office.

Grant of Transmission Line Easements of record in Book 3248, Page 58 and Book 10752, Page 679, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7695, Page 562, said Register's Office.

Easement Agreement of record in Instrument 200310010145056, said Register's Office.

Charter of Homeowners Association of record in Instrument 200410050119646, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200411050133611, said Register's Office.

Scriveners affidavit to correct plat instrument number in Instrument 20131120-0119506, said Register's Office

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 102 Ivy Hill Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of December, 2013.

Alainna L. Stephens

Johnny A. Stephens

State of Tennessee
County of Wilson

Personally appeared before me Alainna L. Stephens and Johnny A. Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016